

April 7, 1997

OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON

700 Central Building
810 Third Avenue
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654

REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL.

SUBJECT: Department of Natural Resources,
Water and Land Resources Division File No. **E96CT051**
Proposed Ordinance No. **97-121**

Open Space Taxation (Public Benefit Rating System)
Application of **MICHAEL P. ALLISON**
7925 - 334th Avenue SE
Fall City, WA 98024

Location: 36410 - 208th Avenue SE, Auburn

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve, subject to conditions
Department's Final:	Approve, subject to conditions
Examiner:	Approve, subject to conditions

PRELIMINARY REPORT:

The Department of Natural Resources, Water and Land Resources Division Preliminary Report on Item No. E96CT051 was received by the Examiner on March 10, 1997.

PUBLIC HEARING:

After reviewing the Department of Natural Resources, Water and Land Resources Division Report and examining available information on file with the application, the Examiner conducted a public hearing on the subject as follows:

The hearing on Item No. E96CT051 was opened by the Examiner at 9:42 a.m., March 24, 1997, in Hearing Room No. 2, Department of Development and Environmental Services, Eastpointe Plaza Building, 3600 - 136th Place SE, Bellevue, Washington, and adjourned at 9:52 a.m. The hearing was administratively continued until receipt of the Affidavit of Publication, and closed on April 3, 1997. Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owner: Michael P. Allison
7925 - 334th Avenue SE
Fall City, WA 98024

Location: 36410 - 208th Avenue SE, Auburn

Zoning: A35P

Acreage:
Property Total: 20.73 acres
Subject to Application: 14.75 acres
Recommended: 14.75 acres

STR: SE-SE-29-21-06

Subject of Request:

High Priority Resources:
Shoreline: "Conservancy" environment
Surface water quality buffer area
Rural or low density open space close to urban or growth area
Urban or growth area open space
Significant plant, wildlife, or salmonid habitat area

Medium Priority Resources:
Shoreline: "Natural" environment

Bonus Resources:
Bonus surface water quality buffer area

Public Access:
Limited public access - due to resource sensitivity

2. The Water and Land Resources Division recommends additional Public Benefit Rating System points for this property which were not requested by the applicant; "aquifer protection" and "special animal site".
3. Michael Allison appeared, testifying that he has read, understands and agrees to the conditions of final approval which are recommended by the Division.
4. Except as modified herein, the facts set forth in the King County Department of Natural Resources, Water and Land Resources Division Preliminary Report to the King County Hearing Examiner for the March 24, 1997 public hearing are found to be correct and are incorporated herein by this reference. Copies of the said Report will be attached to the copies of this Report submitted to the King County Council.

CONCLUSIONS:

1. Approval of current use valuation for 14.75 acres of the subject property, pursuant to the Public Benefit Rating System adopted by King County Ordinance No. 10511, would be consistent with the purposes and intent of King County to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of King County and its citizens.
2. Timely application has been made to King County for the current use valuation of the subject property to begin in 1998. Notice of said application was given in the manner required by law.
3. The subject property contains priority open space resources and is entitled to bonus points pursuant to the King County Public Benefit Rating System, which justify a total award of 23 points. The resulting current use value is 20% of market value for 14.75 acres of the subject property.

RECOMMENDATION:

APPROVE the request of MICHAEL P. ALLISON for current use valuation of 20% of market value for 14.75 acres of the subject property, subject to the following conditions:

1. The applicant shall provide to the King County Assessor a legal description, or adequate information to enable the Assessor to develop a legal description, of the improved portion of the property which shall remain assessed at 100% of market value, and the portion of the subject property (14.75 acres) which shall be assessed at its current use valuation.
2. Current use valuation shall be subject to all terms and conditions of RCW 84.34 and King County Code Chapter 20.36, as the same may be amended from time to time, and all regulations and rules duly adopted to implement State law and County ordinances pertaining to current use valuation.
3. The applicant shall sign an agreement which accepts the conditions of approval set forth herein and meets the requirements of WAC 458-30-240. The signed agreement shall be returned to the Office of the King County Hearing Examiner prior to the close of business on December 31, 1997, or within thirty (30) days of transmittal of a proposed agreement to the applicant, whichever is later. The following conditions shall be specifically set forth in the agreement:
 - (1) Failure of the owner to comply with these conditions shall be basis for removal, by King County, of the current use designation, in which case the land shall be subject to the penalty, tax, and interest provisions of RCW 84.34 and assessed at true and fair value. The County Assessor and the Water and Land Resources Division may reevaluate the property to determine whether removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.
 - (2) Revisions to this agreement may only occur upon mutual written approval of the owner and granting authority.
 - (3) The open space classification for this land will continue as long as it is primarily

devoted to and used for the purpose of protecting open space. Classification will be removed if dedication to this purpose ceases to exist. A change in circumstances which diminishes the extent of public benefit from that generally outlined in the Water and Land Resources Division Preliminary Report to the King County Hearing Examiner will be cause for removal of the current use assessment classification. It is the owner's responsibility to notify the Assessor of a change in circumstance.

- (4) When a portion of the open space land is withdrawn or removed from the program, the Water and Land Resources Division and the Assessor shall reevaluate the remaining land to determine its continued qualification under the program. If the remaining portion meets the criteria for priority resources, it may continue under current use taxation.
- (5) Except as otherwise stated in this agreement, there shall be no alteration of the open space land or resources. **Any alteration may constitute a change of use and subject the property to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of the open space land or resources including but not limited to the following:
 - a. erecting structures;
 - b. grading;
 - c. filling;
 - d. dredging;
 - e. channelizing;
 - f. modifying land or hydrology for surface water management purposes;
 - g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
 - h. applying herbicides or pesticides or any hazardous or toxic substance;
 - i. discharging pollutants except stormwater;
 - j. paving, construction, application of gravel;
 - k. storing of equipment, household supplies, play equipment, or compost;
 - l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resource.
 - m. (Walking, horseback riding, passive recreation or actions taken in conjunction with a resource restoration plan, or other similar activities are permitted.)

- (6) Subject to the conditions and restrictions set forth in Section 5, the following uses, activities and alterations are permitted, following receipt of written approval as set forth below:
 - a. In areas which have become infested by noxious weeds, the owner shall submit a control and enhancement plan to the King County Water and Land Resources Division and local jurisdiction for approval prior to removing the weeds.
 - b. In areas invaded by non-native invasive species, replacement with native species or other appropriate vegetation may be allowed subject to approval of an enhancement plan by the King County Water and Land Resources Division.
 - c. Trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.
- (7) There shall be no motorized vehicle driving or parking allowed on the open space land with the exception of along driveways.
- (8) Grazing of livestock shall be prohibited on the open space land.

RECOMMENDED this 7th day of April, 1997.

R.S. Titus, Deputy
King County Hearing Examiner

TRANSMITTED this 7th day of April, 1997, to the following parties and interested persons:

Michael P. Allison

George Kritsonis, Tax Assessor's Office
Kelly McFall, Water and Land Resources Division
Anne McTavish, King County Council
Ted Sullivan, Water and Land Resources Division
Charlie Sundberg, Cultural Resources Division

NOTICE OF RIGHT TO APPEAL
AND ADDITIONAL ACTION REQUIRED

In order to appeal the recommendation of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) on or before April 21, 1997. If a notice of appeal is filed, the original and 6 copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council on or before April 28, 1997. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County

Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within 14 days calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance which implements the Examiner's recommended action on the agenda of the next available Council meeting. At that meeting, the Council may adopt the Examiner's recommendation, may defer action, may refer the matter to a Council committee, or may remand to the Examiner for further hearing or further consideration.

Action of the Council Final. The action of the Council approving or adopting a recommendation of the Examiner shall be final and conclusive unless within twenty (20) days from the date of the action an aggrieved party or person applies for a writ of certiorari from the Superior Court in and for the County of King, State of Washington, for the purpose of review of the action taken.

MINUTES OF THE MARCH 24, 1997 PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES
FILE NO. E96CT051 - ALLISON:

R.S. Titus was the Hearing Examiner in this matter. Ted Sullivan and Michael Allison participated in the hearing.

The following exhibits were offered and entered into the record:

Exhibit No. 1	Not offered
Exhibit No. 2	Not offered
Exhibit No. 3	Not offered
Exhibit No. 4	Department of Natural Resources, Water and Land Resources Division Preliminary Report to the Examiner for the March 24, 1997 public hearing
Exhibit No. 5	Introductory Ordinance to Council
Exhibit No. 6	Affidavit of Publication
Exhibit No. 7	Legal Notice to Council
Exhibit No. 8	Notification Of Hearing Sent to Applicant
Exhibit No. 9	Application, signed/notarized
Exhibit No. 10	Legal Description
Exhibit No. 10b	Current Use Assessment Legal Description
Exhibit No. 11	Assessor Map
Exhibit No. 12	King County Situs Report
Exhibit No. 13	King County Assessor Database
Exhibit No. 14	Site Map
Exhibit No. 15	Arcview Map
Exhibit No. 16	Notice of Hearing, Office of Hearing Examiner

RST:gb
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